



**32, Marshall Way
Bilbrook, Wolverhampton, WV8 1FP**

Offers in the region of £268,000

A well-presented two-bedroom semi-detached home, situated on the highly desirable Bilbrook Mill development and offering excellent access to the wide range of amenities, shops and transport links available in both Bilbrook and Codsall Village. Available with no upward chain, this attractive property provides stylish and well-appointed accommodation throughout.

Built in 2021, the property offers thoughtfully designed living space, briefly comprising a welcoming entrance hall, a spacious living room, a contemporary dining kitchen and a convenient guest WC. To the first floor are two generous double bedrooms and a modern family bathroom.

Externally, the property benefits from a private driveway providing off-road parking, while further features include double glazing, gas central heating and the remainder of the 10-year NHBC warranty, providing added peace of mind for prospective purchasers.

An ideal purchase for first-time buyers, downsizers or investors seeking a modern home in a sought-after residential location.

EPC Rating: B.

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LOCATION

The property is conveniently situated within walking distance of highly regarded local schools, the Birches Bridge shopping precinct and the centre of Codsall Village. Bilbrook Village Hall, playing fields, a children's play area and skate park are also nearby.

The area is well served by excellent transport links, with easy access to the M54 motorway and both Bilbrook and Codsall railway stations within walking distance, providing convenient connections to surrounding areas.

FRONT



The property benefits from a private tarmac driveway providing off-road parking for two vehicles, together with gated side access leading to the rear garden. To the front, the property enjoys an attractive open aspect overlooking a large communal green, enhancing its pleasant setting.

ENTRANCE

With radiator, stairs to the first floor and door leading into the living room.

LIVING ROOM

12'2" x 14'0" (3.71 x 4.27)



An attractively presented living room featuring carpeted flooring, a radiator and a window to the front elevation, allowing for plenty of natural light. A door leads through to the dining kitchen, whilst a useful understairs storage cupboard with power sockets provides practical additional storage space.



KITCHEN/DINER

12'2" x 9'10" (3.71 x 3.01)



WC

A well-appointed dining kitchen offering ample space for a dining table and fitted with a range of stylish wall and base units, complementary laminate work surfaces, a 1.5 bowl composite sink and a radiator. Integrated appliances include an electric oven with a gas hob and extractor hood over.

The kitchen enjoys direct access to the rear garden via patio doors with glazed side panels, creating a bright and airy feel. A useful utility area provides space and plumbing for a washing machine, together with additional wall and base units and laminate work surfaces. Access is also provided to the convenient ground floor WC.



Featuring a wall hung hand washbasin, WC and a radiator.

LANDING

Featuring carpeted flooring, loft hatch and doors to the two bedrooms and bathroom.



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BEDROOM ONE

15'10" x 9'4" (4.83 x 2.86)



A spacious bedroom featuring windows to the rear elevation, a radiator and carpeted flooring.

BEDROOM TWO

15'10" x 8'0" (4.83 x 2.44)



A second double bedroom featuring two leaded windows to the front elevation, a radiator, carpeted flooring and a built in storage cupboard.



BATHROOM



The family bathroom is fitted with a contemporary white suite comprising a panelled bath with handheld shower attachment, a wash hand basin set within a vanity unit, a WC and a fully tiled shower enclosure. Additional features include a heated towel rail and an obscure glazed window to the side elevation.

REAR



The rear garden enjoys a good degree of privacy and features a patio area, lawn with decorative pebble borders and an external water source.



ESTATE CHARGE

An annual estate charge of £202.51 contributes towards the maintenance and upkeep of the communal gardens and shared areas throughout the development.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATION

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Worthington Estates. We reserve the right to amend these particulars without notice.

COUNCIL TAX BAND - C

South Staffs CC- Please note if a property has been improved or extended since it was placed in a Council Tax band, the Valuation Office Agency can't review the banding to take account of the alterations until it's sold. Once a sale takes place the banding will be reviewed. As each Council Tax band covers a range of values, the band isn't always increased following improvements and a sale.

FIXTURES AND FITTINGS

Items of fixtures and fittings not mentioned in these sales particulars are either excluded from the sale or may be available by separate negotiation. Please make enquiries with either the vendor or agents in this regard.

FLOOR PLANS

Where shown, the plan is for illustration purposes only and is not to scale.

FREE MARKET APPRAISAL

If you are thinking of selling your property, Worthington Estates would be delighted to carry out a free market appraisal of your property without obligation. Please contact us or feel free to pop in and see us.

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POSSESSION

Vacant possession will be given on completion.

SERVICES

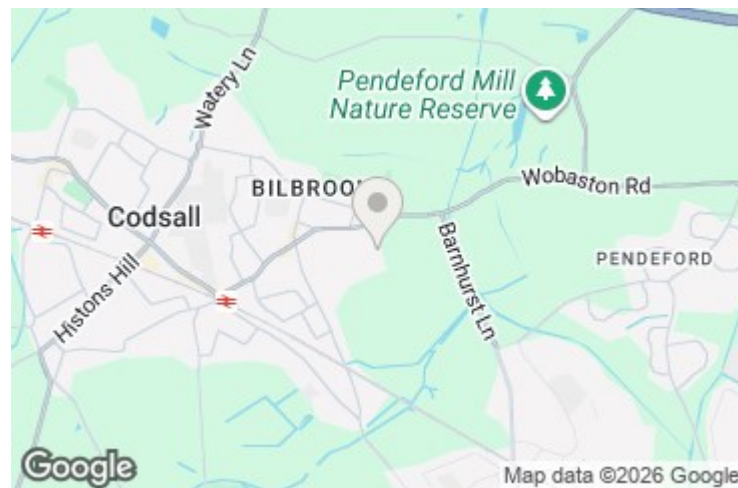
We are informed by the vendor that all mains services are connected.

VIEWING

By arrangement through Worthington Estates Codsall office (01902) 847 358.

TENURE

We believe this property to be FREEHOLD. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property.



FIRST FLOOR:

BEDROOM 1
4.83m x 2.86m
15'10" x 9'4"

BEDROOM 2
4.83m x 2.44m
15'10" x 8'0"

BATHROOM

GROUND FLOOR:

LOUNGE
3.71m x 4.27m
12'2" x 14'0"

KITCHEN / DINING
3.71m x 3.01m
12'2" x 9'10"

UTILITY
1.05m x 1.70m
3'5" x 5'7"

CLOAKS



FIRST FLOOR



GROUND FLOOR

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	